THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5230 PAGE 112

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. Allen McSwiney, Jr.	First Federal Savings & Loan	MAP No 142-14
(NAME)	(NAME)	
726 Harpeth Parkway West	236 4th Ave. North	PAR. No- 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.	Nashville, TN. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by B. Allen McSwiney, Jr., and wife, Janice H. McSwiney, of the balance remaining on a note, in the original amount of $31,200.00, plus interest, payable to First Federal Savings & Loan Association executed by Charles N. Scarborough and wife, Rachel A. Scarborough, and secured by a Deed of Trust of record in Book 5009, page 70, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees.

We, Charles N. Scarborough and wife, Rachel A. Scarborough

have this day bargained and sold, and do hereby transfer and convey unto the said B. Allen McSwiney, Jr., and wife, Janice H. McSwiney, their

~~successors~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for said County.

Said Lot No. 72 fronts 90 feet on the northerly side of Harpeth Parkway West and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Charles N. Scarborough and wife, Rachel A. Scarborough by deed from Benjamin C. Hall, an unmarried person, of record in Book 5009, page 68, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 5th day of December 1977

Affiant B Allen McSwiney Jr

My commission expires: 10-14-80 (Affix Seal)

Notary Public Robert L. Dozier

This is { unimproved ( ) improved ( ) } property, known as 726 Harpeth Parkway West, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said B. Allen McSwiney, Jr., and wife, Janice H. McSwiney, their

~~successors~~ (successors), *heirs and assigns forever.* We ...covenant that we are ...*lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except by said Deed of Trust.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* B. Allen McSwiney, Jr., and wife, Janice H. McSwiney, their

~~successors~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 5th day of December, 19 77 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles N. Scarborough

Rachel A. Scarborough

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier a Notary Public in and for said County and State, Charles N. Scarborough and wife, Rachel A. Scarborough,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 5th day of December, 1977

Robert L. Dozier Notary Public

Commission expires 10-14-80

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC-6?? CONV 45,000.00
DEC-6?? S'TAX B* 117.00
DEC-6?? PR'FEE B* .50
DEC-6?? W'DEED B* 4.00 * 121.50

WARRANTY DEED

FROM Charles N. Scarborough, et ux

TO B. Allen McSwiney, Jr., et ux

E 40273

IDENTIF. REFERENCE

DEC 6 11 40 AM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238